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# STAFF REPORT

MONITORING OWNERSHIP  
OF U.S. REAL ESTATE: A BIBLIOGRAPHY

ESS Staff Report No. AGE8810520

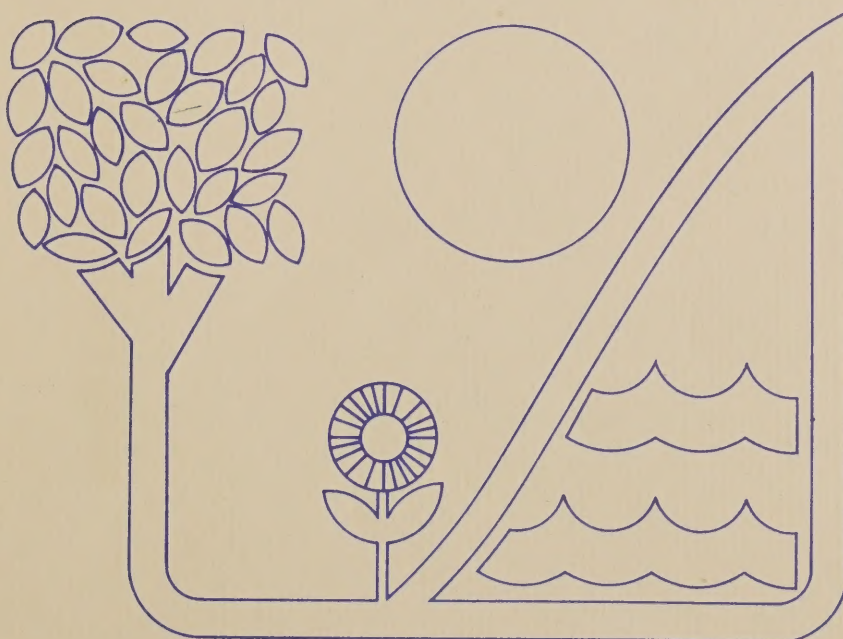
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May, 1981

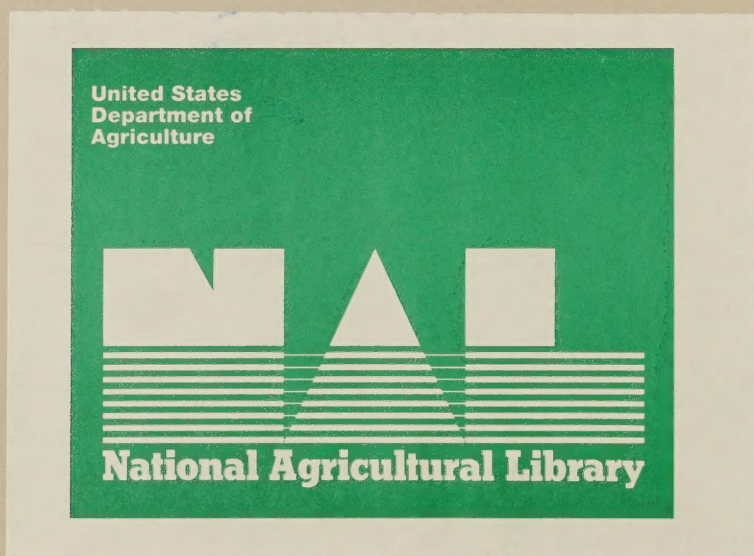
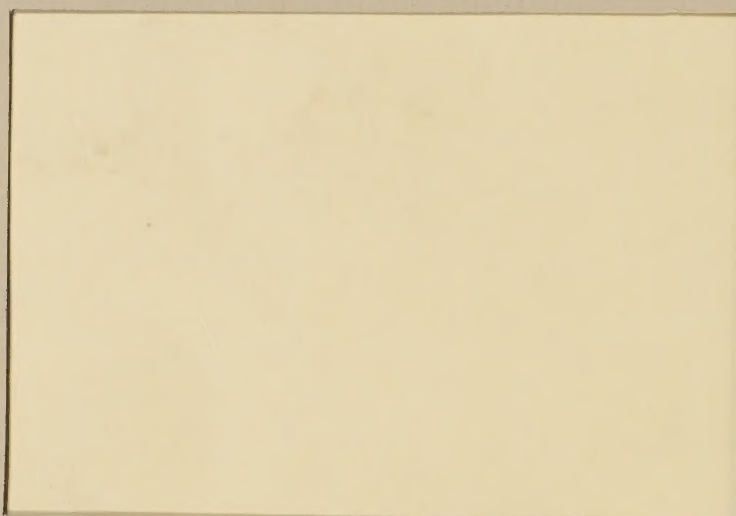
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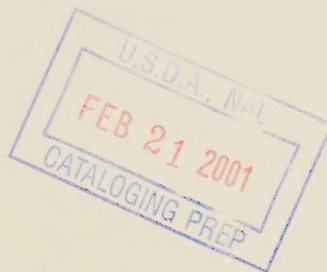


MONITORING OWNERSHIP  
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D. David Moyer

May, 1981



Natural Resource Economics Division  
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MONITORING OWNERSHIP OF U.S. REAL ESTATE: A BIBLIOGRAPHY. By D. David Moyer, Economics and Statistics Service, U.S. Department of Agriculture, ESS Staff Report No. AGESS810520, May 1981.

#### ABSTRACT

This bibliography lists by author the source materials from the 3-volume report "Monitoring Foreign Ownership of U.S. Real Estate" prepared by the Economics, Statistics and Cooperatives Service, U.S. Department of Agriculture in 1979. The bibliography, partially annotated, includes 497 references on subjects of foreign investment, real estate, and land data systems.

Key words: Bibliography, landownership, real estate, foreign investment, land information, data sources.

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MONITORING OWNERSHIP  
OF U.S. REAL ESTATE: A BIBLIOGRAPHY

Introduction

This bibliography supplements the report "Monitoring Foreign Ownership of U.S. Real Estate" which was prepared under the International Investment Survey Act of 1976, Section 4(d).

The 4(d) study focused on the feasibility of information systems to monitor foreign investment in U.S. real estate. Feasibility evaluations included a broad range of disciplines, including law, economics, public administration, computer science, and political science. This broad evaluation effort, carried out between September 1978 and September 1979 by a team of contractors and USDA researchers, produced a technical report of 20 chapters and over 1,100 pages. In the course of this study, a substantial amount of literature has been examined and cited by the many project participants. This bibliography is a compilation of the material cited by the authors of various sections of the report.

The feasibility analysis was designed to evaluate a range of options of varying complexity and detail. To do so, four methods were analyzed in terms of technical, economic, administrative, legal, and political feasibility:

1. A centralized Federal registration system with the burden of registering placed on the foreign entity or its representatives.
2. A Federal system utilizing available sources (e.g., Bureau of Economic Analysis, Securities and Exchange Commission, Federal Trade Commission, Internal Revenue Service) to which foreign investors may already be or would be capable of reporting.
3. A national multipurpose land data system including data on foreign direct investment, oriented toward local government records, principally tax assessment but including title records, land use records, and county offices of Federal agencies.

4. Periodic statistical surveys to provide national benchmark data such as those of the Bureau of Census and the U.S. Department of Agriculture rural landownership survey.

The analysis of the four methods and supporting chapters are assembled in three volumes, with contents as follows:

#### Volume 1

- Ch. 1. Introduction
- Ch. 2. The Real Estate Industry and the Foreign Investor
- Ch. 3. State Controls and Reporting Requirements
- Ch. 4. Regulations and Reporting Requirements Abroad
- Ch. 5. Technical, Economic, Administrative and Legal Feasibility of Single-Purpose Monitoring Systems
- Ch. 6. Legal Aspects of Single-Purpose Monitoring Systems

#### Volume 2

- Ch. 7. Multiple-Purpose Land Data Systems
- Ch. 8. Current Land Record Systems in the U.S.
- Ch. 9. Land Information Systems Abroad
- Ch. 10. Technical, Economic and Administrative Feasibility of Multiple-Purpose Land Data Systems
- Ch. 11. Legal Feasibility of Multiple-Purpose Land Data Systems
- Ch. 12. Politics of Information

#### Volume 3

- Ch. 13. Economic Effects of Foreign Farmland Investments on Farms and Rural Communities
- Ch. 14. Foreign Real Estate Practices and the Economy
- Ch. 15. General Economic Consequences
- Ch. 16. Transnational Conveyancing and Disclosure of Ownership
- Ch. 17. Federal Taxes and Foreign Held Real Estate
- Ch. 18. Intergovernmental Exchange of Foreign Investment Information
- Ch. 19. Available Data: A Critical Review
- Ch. 20. The Foreign Investor as Absentee Owner

#### Summary

The methods examined span a wide range of information system possibilities. Consequently, the range of literature cited here is broad, including references to computer software programs, information theory, property and tax law, and economics. The bibliography is organized by name of the principal authors, alphabetically. Where available, abstracts are included. Also, to facilitate use, a subject index is included.



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Five major counties, five major utilities and other interests in Southeastern Pennsylvania are working together through the Regional Mapping and Land Records Program (RMLR) based at the Delaware Valley Regional Planning Commission (DVRPC). The program's purpose is through a Mapping Pilot Project, and is to test the costs, benefits, and methodology and applications of large scale digital mapping and related land records improvements. "State of the art" technology, in direct stereo digitization and orthophotos from the same model set-up and cooperation cost sharing, is being tested. Hopefully, an eventual cost shared regional system will evolve. Utility, tax mapping, and some planning-environmental applications are also in the initial phase.

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Land records systems in North Carolina are primarily a function of local government. Partly as a consequence of several local records offices operating without regulation from a central state records office, lack of uniformity from county to county is a serious problem. Compounding this problem are use of name indexes, lack of automated data processing, and an increase in the number and variety of land records. Two counties, Mecklenburg and Forsyth, have instituted modernization programs based upon parcel numbers and computerization of land information. Several legislative proposals are now before the North Carolina General Assembly to modernize land records systems.

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For a state-wide land use and natural resources inventory, a classification of 135 land and water uses has been designed. The system is appropriate for joint use in several areas, including photo interpretation, computer analysis and display, and a broad range of needs for information for resource planning and management. A geographic referencing system based on 1 km UTM grid cells is used to locate information interpreted from 1:24,000 aerial photographs and mapped on topographic map overlays. The cells then serve as the basic unit for computer graphic display utilizing standard line printers. The techniques may be extended to even larger areas and to various remote sensor operations.

## 107. CENTRAL BOARD FOR REAL ESTATE DATA

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After completed experimental work, an operational system - Land Data Bank System 1 - now has been developed and implemented in one Swedish county for administrative purposes. It is designed as an on-line system, meaning that the registrars have direct access to information stored in the data bases of the central computer through visual display and printer terminals via the public telephone network. The system contains one real estate (property) register and one land register, both of them divided into different subregisters and sections. While the main object with the reforms is to make administrative data handling and registration work cheaper and more effective, the new system is also supposed to play an important part in planning. This is partly because real estate data needed in physical planning and plan realization will be more accurate and easy accessible and partly because of the introduction of coordinates which enables the uniform positioning of demographic and other data in different registers recorded with reference to real estate units. Coordinates are registered for the central point of every real estate unit and for main buildings represented on the map basis. A great deal of the development work for planning purposes concerns applications of the coordinate register in combination with other EDP-registers and systems. It has been possible to establish routines for linking different central and local governmental population and assessment registers and to use the data for planning purposes.

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Farmland Tenure Patterns in the United States, Agricultural Economic Report No. 249, Washington, D.C., 1974 (February), U.S. Dept. of Agriculture, Economic Research Service, 46 pp.

A significant amount of U.S. farmland, in terms of both acreage and total market value, is rented. There is wide variation, however, depending on farm size and type of enterprise. Reliance on leasing increases with size of operation. Compared with owned land, a higher percentage of all rented farmland is in the larger farms. Tenure patterns vary considerably by type of farm, with leasing being most important in cash grain enterprises. These relationships suggest that if the trend toward increasing farm size continues, an even higher percentage of all rented land will be in the larger farms. This implies greater reliance on part-owner operations, particularly among farming operations that require large acreage. Estimates are based on the 1969 Census of Agriculture and pertain chiefly to farms with gross annual receipts of \$2,500 or more.



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Administrative Problems in the Implementation of the Fiscal Data Portion of a Multipurpose Land Data System, In Land Data Systems Now: Proceedings of the 2nd MOLDS Conference, Washington, D.C., 1979, North American Institute for the Modernization of Land Data Systems, pp. 245-51.
- The joint venture of implementing a multipurpose land data system is fraught with problems, both technical and administrative. To insure a successful project it is very important that a good rapport

be developed between participants and a cooperative and conciliatory atmosphere be achieved. The Assessing Officer has a very responsible role in the development of the multipurpose data system as he provides accurate and abundant information. However, a strong project manager and a competent staff member from each participating department are also essential. If a national or international network of land data systems is to be developed, an acceptable uniform land coding system must be adopted which satisfies the needs of all participants.

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235. KOSTELANETZ, BORIS  
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239. KRAUSE, KENNETH R.  
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240. KRAUSE, KENNETH R., and LEONARD R. KYLE  
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The scope of this paper does not allow us to bridge all of the gaps in classification nor, without adequate research, to explain the increase in number and output of large farm units or document increased integration between production and marketing firms. Instead, the intent is to advance awareness of some issues and to motivate future research and extension efforts. An attempt is made to document the growing concentration of production on large farms,

briefly to review some "past-used" theory and research, and to explain some of the incentives for establishment and operation of very large farm firms. In addition, the potential future growth in numbers of large units is examined, and some of the possible implications for professional and industry consideration are covered.

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244. LAMSON, ROBERT W.  
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245. LAND MANAGEMENT INFORMATION CENTER  
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246. LAND REGISTRATION AND INFORMATION SERVICE  
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250. LARSEN, BARBARA, et al.

Land Records: The Cost to the Citizen to Maintain the Present Land Information Base, a Case Study in Wisconsin, Madison, WI., 1978, Wisconsin Dept. of Administration, 64 pp.

The report documents the costs to the citizen of Wisconsin to collect and maintain land records for the state during fiscal year 1975-76 for all federal, state, regional, and local governmental units which are responsible for producing, collecting, and maintaining records about land. Definitions are provided. In addition, duplication between and within governmental agencies is identified. Past and present Land Records Systems in the state are reviewed, problems with present systems are discussed, conclusions are reached, criteria for improvements are recommended, alternatives are presented, recommendations are offered and implementation strategies are provided. The research procedure is described and the associated expenditure data is included in the Appendices.

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Preliminary Report on Canadian Provinces - LRIS and Non-Resident Ownership Monitoring, Prepared for Foreign Investment in Real Estate Study by Lincoln Institute of Land Policy, Cambridge, MA, 1979, 128 pp.

252. LARSSON, GERHARD

Social and Administrative Functions of a Cadastre: Environmental Studies, Planning and Administration, Vol. 29, Canadian Surveyor No. 1, 1975 (March), pp. 75-81

As land forms a base for most human activity, reliable records of land are most important in planning and administration. However, the cadastre will come into its full use only when it forms the basis of a system. To become such a basis, the maps of the cadastre must be integrated with the production of other large-scale maps, and the cadastral register must be integrated with other important registers in the society. The integration of the maps demands that they all be based on the same control network. The integration of different registers is possible only if these registers have a common integration key, which, as a rule, is the number of the parcel. The system can be built up in stages and the new registers and maps may be added gradually. Also, if every parcel is given coordinates, the geographical location of all information in the system is fixed. By data processing, this information can be transformed automatically onto maps if desired. In this way, planners and administrators acquire a flexible and most useful data bank at their disposal, that can always be kept up-to-date. The paper includes a short report of the Swedish system.



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254. LAWSON, F. H., A. E. ANTON, and L. N. BROWN  
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255. LEARY, FAIRFAX, JR., and DAVID G. BLAKE  
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257. LEKACHMAN, ROBERT  
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258. LERNER, HILARY  
Feasibility of Computerized Land Title Search in Fairfax County, 1975 (February), Fairfax County VA., Office of Research and Statistics, National Technical Information Service, Springfield, VA., 128 pp.
259. LEWIS, DOUGLAS  
Information Contained in Local Assessment Rolls, Vol. 12, Assessors Journal, No. 4, 1977 (December), pp. 239-68.
260. LEWIS, PHILIP H., JR.  
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261. LEWIS, WILLIAM DRAPER  
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262. LEWIS, WILLIAM DRAPER  
The Uniform Partnership Act - A Reply to Mr. Crane's Criticism, Vol. 29, Harvard Law Review, 1915, pp. 291-313.

263. LEYLAND, GEORGE  
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267. LILLICH, RICHARD B., and GORDON A. CHRISTENSON  
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Formation as a function of soil moisture and atmospheric stress  
during critical stages of plant development. The model is used  
to evaluate three methods of regulating groundwater irrigation-  
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unit above the quantity limitation. Results differ for poor and  
adequate water situations but indicate the potential value of  
an educational program on timing of irrigation application to  
maximize net farm income.
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291. MOLES, JERRY, ET AL.  
Family Operated Farms in Colusa County, Calif.: A Preliminary Research Report, Western Rural Development Discussion Paper No. 5, 1975, Oregon State University
292. MONTANA DEPT. OF COMMUNITY AFFAIRS  
Natural Resource Computer Mapping Demonstration Project: A Report to the Old West Regional Commission, 1977 (June), Dept. of Community Affairs, 6 pp.
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Industrialized Farming, In Size, Structure and Future of Farms, edited by A Gordon Ball and Earl O. Heady, Ames, 1972, Iowa State University, pp. 214-31.
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Study Inconclusive on Foreign Buying of U.S. Farmland, The Washington Post, 1978 (June 13), §A, p. 18.
295. MORRISON, FRED L.  
Limitations on Alien Investment in American Real Estate, Vol. 60, Minnesota Law Review, 1976 (April), pp. 621-68.
296. MORRISON, FRED L., and KENNETH R. KRAUSE  
State and Federal Legal Regulation of Corporate Land Ownership and Farm Operation, Agriculture Economics Report No. 284, Washington, D.C., 1975, U.S. Dept. of Agriculture, Economic Research Service, 105 pp.  
  
Existing State and Federal regulation of alien and corporate ownership of farmland and operation of farms in the United States is examined. Few States have substantial regulation of alien investment in real estate, and even in these States, constitutional and practical limitations blunt its effectiveness. There is no general applicable Federal regulation of alien investment, although some Federal laws limit sale or lease of Federal property to aliens and other laws restrict dealings with hostile aliens. Six States have substantial limitations on corporate ownership of farmland or involvement in farming operations. There are no Federal laws in this area.
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Legal Structures Affecting International Real Estate Transactions, In Foreign Investment in U.S. Real Estate, U.S. Dept. of Agriculture, Economic Research Service, 1976, pp. 272-303. Distributed by National Technical Information Service, 5285 Port Royal Rd., Springfield, VA., 22161 (AGER-5).
298. MORSE, JOSHUA M., III.  
Legal Structures Affecting International Real Estate Transactions, Vol. 26, American University Law Review, 1976 (Fall), pp. 34-65.

299. MOSS, JERRY LEE  
The Profitability of Agricultural Loans for New York State Commercial Banks, Unpublished M.S. Thesis, Ithaca, N.Y., 1978 (May), Cornell University.
300. MOYER, D. DAVID  
A Multipurpose Land Data System: Structure, Content, and Capabilities, In 1980 URISA Proceedings, Washington, D.C., 1980, Urban and Regional Systems Association, pp. 185-96.

The International Investment Survey Act of 1976 (PL 94-472) provided for a study of the feasibility of establishing a system to monitor foreign direct investment in U.S. real estate. This paper describes a network multipurpose land data system (MPLDS), one of four models analyzed in the study called for by Congress. The network MPLDS is described here in terms of its structure, content, and the various functions it is designed to serve.

301. MOYER, D. DAVID  
An Economic Analysis of the Land Title Record System, Unpublished Ph.D. dissertation, Madison, 1977, University of Wisconsin-Madison, xxi, 603 pp.

This study examines the economic and historical setting of the land title record system, identifies the costs of the present system, measures the demand for land title data, and evaluates the benefits and costs of alternative record systems. The theoretical framework used in the study is an integrated synthesis of the concepts of property, economics, and information. The following areas are discussed in detail in major sections of the publication: (1) the experiences of local governments, states, and countries that are developing improved land data systems, (2) survey of the 3584 U.S. recording offices, their methods of operation, income, expenses, and who pays. (3) A survey of sellers and buyers of real estate to determine costs, demand, and opinions of transferring parties about the transfer process, and a cost-benefit evaluation of alternative recording systems for Wisconsin.

302. MOYER, D. DAVID  
County Cadastres and Compatible Parcel Identifiers: Needs and Costs, In Moyer and Fisher, Land Parcel Identifiers for Information Systems, Chicago, 1973, American Bar Foundation, I-33-- I-74 pp.

There is an increasing demand for data about land and a rapidly growing technological base available to aid in providing these data needs. In this paper, desirable characteristics of compatible parcel identifiers are suggested for use in a proposed electronic county cadastre system. Several operating land-data systems in Europe and North America are described. Estimates of costs to local government of converting to compatible parcel identification systems are provided.

303. MOYER, D. DAVID  
Land Title Records and Recording Procedures in the United States, 1974 (August), U.S. Dept. of Agriculture, Economic Research Service, 59 pp.

304. MOYER, D. DAVID  
Multipurpose Land Parcel Data Systems, Presented at 1974 URISA Conference, Washington, D.C., 1974, U.S. Dept. of Agriculture, Economic Research Service, 16 pp.

Both data availability and data needs concerning land and other natural resources are expanding at a rapid rate. Much of the land data currently collected are maintained in various government offices as part of administrative tasks. This paper discusses how these data can be merged for use in a multipurpose land data system, using a parcel identifier that is compatible for use with most data files. An example of how a multi-purpose system could provide basic land ownership information to many data users is presented, along with a discussion of the Forsyth County land data system presently being developed.

305. MOYER, D. DAVID  
Real Estate Assessment and Land Records System, in Vol. I, 1975 URISA Proceedings, Chicago, IL., 1976, Urban and Regional Information Systems Association, pp. 85-95.

Research efforts of the Economic Research Service regarding land ownership data and land record systems are reviewed in the first part of this paper. These efforts include projects to collect basic data concerning land ownership as well as the development of comprehensive, unified land data systems to facilitate the collection and use of a wide range of land-related data. A project of the Kentucky Department of Revenue on which the Council of State Governments and the U.S. Department of Agriculture (USDA) are assisting is also discussed. This study is focused on computerized real estate assessment systems for use by local government. The goal of this project, funded by the National Science Foundation, is to evaluate existing computer systems, and develop, test, and evaluate alternative approaches and techniques. The final product of the study will be a set of computer programs and related documentation that will be made available to state and local governments throughout the nation for use in implementing and administering their own computerized system that will serve both real estate assessment and more general land record needs.



## 306. MOYER, D. DAVID

Three Automated Land Data Systems in the United States, Vol. 23, Canadian Surveyor, 1969 (June), pp. 132-41.

Data Banks are rapidly becoming more popular but so far their development and implementation have been confined mainly to urban areas. The Economic Research Service of the U.S. Dept. of Agriculture is studying the feasibility of a unified land data system for rural lands. Such a bank would likely aid the Department in administering government policy, reduce conveyancing costs on transfers of farm land and lead to wider and quicker dissemination of land information to interested persons and agencies. As part of its investigation, the Service has studied some urban-type data banks. Three of these, namely, in Nassau County, New York, Washington, D.C., and Alexandria, Virginia, are discussed with reference to the history of their development, the data they contain and the use being made to these data. Studies show that banks of land title record data would be a worthwhile proposition for counties with populations as low as 30,000. If these banks were enlarged to include other data, such as those now contained in the Washington and Alexandria Banks, counties with even smaller populations would benefit.

## 307. MOYER, D. DAVID, and ARTHUR B. DAUGHERTY

Landownership in the Northeast United States: A Source Book, Washington, D.C., 1976, U.S. Dept. of Agriculture, Economic Research Service, 192 pp.

This publication gathers data on landowners and landownership in the 13 Northeast States--Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut, New York, New Jersey, Pennsylvania, Delaware, Maryland, Virginia, and West Virginia. It presents and evaluates the three major sources of ownership data now available--the Census of Agriculture, U.S. Forest Service, and local government offices--describing what is available to the researcher and planner from each of these three sources, and the limitations of each. The report also gathers together in one place the following detailed data: Farmland Ownership Data from the 1969 Census of Agriculture, with Regional Totals of Selected Statistics (117 tables), Forest Land Classification and Ownership of Commercial Timberland data from the 1970 U.S. Forest Service Timber Resource Survey for each of the 13 states, and totals for the 9-and 13-state Northeast Region (16 tables), an annotated bibliography of 39 key studies of landownership in the 13-state area, featuring Forest Ownership Studies. This should be useful for researchers interested in land use and ownership, and policymakers at state, county, and local levels responsible for any aspect of land use policy.



308. MOYER, D. DAVID, and KENNETH P. FISHER  
Land Parcel Identifiers for Information Systems, Chicago, 1973,  
American Bar Foundation, 600 pp.

Currently used parcel identifiers such as street address or assessor's tax number are clearly not adequate for all purposes. What is needed is adoption throughout the United States of a system based on use of a unique identifier for each land parcel that is applicable to all land-related records. This book describes and recommends such a system--a single, compatible land parcel and point identifier system that can facilitate the collection, storage, manipulation, and retrieval of all land-related data. The authors define a parcel identifier as a finite, punctuated sequence of numeric and/or alphabetic symbols that is used as shorthand for referring to a particular parcel in lieu of its full legal description. They conclude their portion of the volume by presenting the chosen system in detail and discussing steps needed for implementation. The authors' choice of a particular identifier system is based on their analysis of an number of parcel identifier systems, including those proposed at the National Conference on Compatible Land Identifiers--the Problems, Prospects, and Payoffs (CLIPPP) held in Atlanta, Georgia, in January 1972. The CLIPPP conference papers and workshop reports are included at the end of the book.

309. MOYER, D. DAVID, MARSHALL HARRIS, and MARIE HARMON  
Land Tenure in the United States: Development and Status,  
Agricultural Information Bulletin No. 338, Washington, D.C., 1969,  
U.S. Dept. of Agriculture, Economic Research Service, 38 pp.

310. MOYER, D. DAVID, GENE WUNDERLICH, and J. PETER DEBRAAL  
Information Systems for Monitoring Foreign Ownership of U.S. Real Estate, In 1979 URISA Proceedings, Chicago, IL., 1979, Urban and Regional Information Systems Association, pp. 103-112.

This paper builds on the premise that the "Era of Limits" in which we find ourselves has escalated the opportunities for international trade and international investments. Many policy makers at the Federal and state level are particularly concerned with the extent of foreign investment in U.S. real estate. An on-going research project concerning the feasibility of land information systems to monitor this foreign investment in U.S. real estate is described. Project objectives are outlined, along with four systems being studied, the procedures being used and the kinds and uses of results that are expected.

311. MUELLER, GERHARD  
International Judicial Assistance in Criminal Matters, Vol. 7,  
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312. MULLER  
Banking and Economic Confidentiality under Swiss Law, In Boris Kostelanetz et al. Secret Foreign Bank Accounts, 1973, Practicing Law Institute.
313. NAKAMURA, K.  
The Formation of Modern Japan as Viewed from Legal History, Honolulu, 1964, East West Center Press, 127 pp.
314. NASA  
Montana's Geo Data System and How it Grew, Plain Brown Wrapper, 1978 (August/September), National Aeronautics and Space Administration.
315. NASA  
Landsat Takes a Look at Big Sky Country: Montana Launches Four Projects with WRAP, Plain Brown Wrapper, 1978 (August/September), National Aeronautics and Space Administration.
316. NATIONAL ACADEMY OF SCIENCES, NATIONAL RESEARCH COUNCIL  
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Summary of Federal Laws Bearing on Foreign Investment in United States, Washington, D.C., 1975 (June), U.S. Dept. of Treasury memorandum, 16 pp.
453. U.S. DEPT. OF THE TREASURY  
Taxation of Foreign Investment in U.S. Real Estate, Washington, D.C., 1979 (May), U.S. Dept. of Treasury, 69 pp.
454. U.S. GENERAL ACCOUNTING OFFICE, COMPTROLLER GENERAL  
Foreign Investment in U.S. Agricultural Land: How it Shapes up. Report by the Comptroller General of the U.S., CED 79-114, Washington, D.C., 1979 (July), General Accounting Office, 108 pp.

This report, requested by the Senate Committee on Agriculture, Nutrition, and Forestry, provides an indepth perspective on foreign investment in U.S. agricultural land. Foreign buyers from at least 30 countries bought about 8 percent (248,146 acres) of the 3 million acres of agricultural land that changed hands in a sample of 148 counties in 10 States during 18 months ended June 30, 1978. Foreign buyers bought relatively large acreages in some counties. Projecting purchase data statewide showed that 13.2 million acres changed hands in the 10 States, including 514,760 foreign-bought acres (4 percent). Most foreign-bought land went to Western Europeans--GAO did not find Arab investors to be a factor. The land was bought primarily for investment security and capital preservation and appreciation; most has continued in its same use; and some property improvements have been made. Available information indicates that foreign buyers did not consistently pay more than U.S. buyers for similar land. GAO believes the foreign investment situation bears watching--through the Agricultural Foreign Investment Disclosure Act of 1978--and that eliminating the tax advantage available to foreign, but not U.S., investors in U.S. land would



be beneficial. Local U.S. individuals bought the most land in the review counties, but nonlocal U.S. and foreign businesses bought a sizeable portion--24 percent. GAO believes this also bears watching--by the Department of Agriculture--because it could further erode the U.S. family farm structure.

455. U.S. GENERAL ACCOUNTING OFFICE, COMPTROLLER GENERAL  
Foreign Ownership of U.S. Land: Much Concern, Little Data, Report by the Comptroller General of the U.S., CED-78-132, Washington, D.C., 1978 (June), General Accounting Office, 65 pp.

This report is in response to a request from the Senate Committee on Agriculture, Nutrition, and Forestry for information on (1) State laws on foreign investment in U.S. farmland, (2) availability of data on this subject at State and county levels, and (3) alternatives for a nationwide data collection system. Twenty-five States had laws that placed some constraints on foreign ownership of land; 25 States did not. In the aggregate, State laws do not significantly inhibit foreign ownership. Information indicates that at least 44,700 acres (0.3 percent) of total county farmland in 25 counties in 5 States GAO visited were owned by nonresident alien interests. Reliable data is difficult to obtain. Current or planned Federal data collection efforts are not encouraging. Of the alternatives considered, GAO believes a Federal registration system, similar to the current resident alien registration system, may be the simplest and best means for obtaining nationwide data.

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accuracies are taken for granted, their application in various  
degrees is a matter of accommodation to the demand of the circum-  
stances. In the case at hand, one of the questions is whether  
pure accuracy applied to measurements between "things" is suffi-  
cient unto itself to serve the objectives required for a land  
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Impact of Farm Size on the Bidding Potential for Agricultural Land:  
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theoretical model of the maximum bid price for agricultural land  
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The NAVSTAR Global Positioning System and a First Order Framework  
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The NAVSTAR Global Positioning System (GPS) is being developed by  
the Department of Defense (DOD) as a real-time navigation system  
for use by the military services. The system is in the concept  
validation phase at the present. DOD plans to demonstrate the  
capabilities of NAVSTAR GPS to meet a wide variety of military  
missions during this phase. A decision will be made in 1978  
regarding its deployment for military uses. It is recognized,  
however, that once the system is operational in the mid-1980's,  
it will also be available for use by the civilian sector much as  
the navy navigation satellite system is currently used by commer-  
cial organizations and other government agencies. NAVSTAR GPS  
will offer the capability of precise geodetic positioning accurate  
to 1 or 2 meters for a stationary user and 10 to 20 meters for a  
mobile user. The real time capabilities of GPS offer a new  
technology that can assist the classical surveyor in many of the  
costly and time consuming surveys presently performed. Used in  
conjunction with the first-order control framework developed by  
the National Geodetic Survey, the GPS would provide a powerful  
means of providing input to automated cultural and topographic  
information systems. By becoming involved now when topographic  
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Conversion of the Conveyance System into a Land Record System, Proceedings of the First Conference on MOLDS, Washington, D.C., 1975, North American Institute for the Modernization of Land Data Systems, pp. 279-94.

Conversion of present land data files into a unified land record system can be achieved economically today on a file-by-file basis. The successful conversion requires the use of an efficient computer data management system and could also be started prior to the implementation of the para-centroid as the parcel identifier. The standardization of the parcel identifier and recording forms would reduce costs for file maintenance and updating.

## 486. WUNDERLICH, GENE

Computer-Assisted Land Information System for a Rural County - RAPLI-II, Agricultural Information Bulletin No. 406, Washington, D.C., 1977, U.S. Dept. of Agriculture, Economic Research Service, 43 pp.

Land Information Systems simultaneously serving real property taxation, land transfer, and land use planning functions in local government have been developed only in a few metropolitan areas. RAPLI-II is a simplified scheme providing land information common to several offices in a rural county government. It is based on a geographic identifier and three computerized land information files on ownership, transfers, and physical features of land. To test the technical and economic feasibility, an operational model system was built and compared to the concurrently functioning manual system. The system, RAPLI-II, was technically feasible in the sense of generating legally required reports and economically feasible in the sense of reducing recordkeeping costs in local government.

## 487. WUNDERLICH, GENE

Facts About U.S. Landownership, Agricultural Information Bulletin, No. 422, Washington, D.C., 1978 (November), U.S. Dept. of Agriculture, Economics, Statistics, and Cooperatives Service, 29 pp.

Knowing who owns U.S. land is important because landownership affects how wealth is distributed nationally and how land is used. Yet the currently fragmented and incomplete status of ownership data means only gross generalities are possible. Private individuals and corporations own about 60 percent of U.S. land while Federal, State, and local governments own the rest. Getting detail is difficult because no central source of information exists and records often do not show separated interests. The U.S. Department of Agriculture is conducting a national survey of landownership that will resolve several of these data problems.

## 488. WUNDERLICH, GENE

Foreign Investment in U.S. Real Estate: Summary, Conclusions, and Recommendations, in Foreign Investment in U.S. Real Estate, U.S. Dept. of Agriculture, Economic Research Service, 1976, pp. 344-65. Distributed by National Technical Information Service, 5285 Port Royal Rd., Springfield, VA., 22161 (AGER-5).

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Foreign Ownership of U.S. Real Estate in Perspective, ESCS 24, Washington, D.C., 1978 (June), U.S. Dept. of Agriculture, Economics, Statistics, and Cooperatives Service, 4 pp.

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Juridical or Fiscal Cadastre: Economics of Land Information Systems, in Proceedings of the First MOLDS Conference, Washington, D.C., 1975, North American Institute for Modernization of Land Data Systems, pp. 47-68.

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Property Rights and Information, Vol. 412, The Annals, 1974 (March), pp. 80-96.

Information may be contained and governed by rules of property. Patents, copyrights and trademarks are forms of intellectual property which affect not only individual behavior, but the performance of an economy or society. Property, itself, can be viewed as an information system of right holders. So conceived, it is possible to cut across traditional legal compartments and examine the performance of the property system. The patent system is supposed to encourage inventiveness, but does it? The land title system is supposed to assure efficient transfer and firm possession of land, but does it? Ultimately, a property system, however conceived, must be measured in terms of broader issues of efficiency, equitability, privacy and freedom.

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Summary of the Report: Foreign Investment in U.S. Real Estate, Agricultural Information Bulletin, No. 400, Washington, D.C., 1976 (December), U.S. Dept. of Agriculture, Economic Research Service, 25 pp.

Findings of 20 papers on various aspects of the expected social and economic impacts of foreign investment in U.S. land are summarized. The papers conclude U.S. policy on foreign investment in land hinges on two questions: Should ownership of U.S. land be conditioned in any way by citizenship status? Should information on the ownership of land, both nominal and beneficial, be readily available to the public? Several actions are recommended: (1) continuation of current U.S. policy of limited Federal restrictions on alien ownership of land, pending completion of a comprehensive study of the long-term social and economic impacts of such ownership; (2) development of a Federal reporting system for identification of alien owners of U.S. land; (3) adoption of State laws

requiring local officials to identify alien interests in land, to make the data available to the public, and to send the information to the State, where it then could be collected by a Federal agency; and (4) creation of a commission with Federal, State, and local representation that would design more efficient landownership information collecting and handling systems.

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Investment by Nonresident Aliens in United States Real Estate, Vol. 31, University of Miami Law Review, 1977 (Spring), pp. 565-613.

The author reviews the current increased activity in and attractiveness of investment in U.S. real estate by non-resident aliens. The article discusses the various favorable and unfavorable aspects of such investment with emphasis on American and foreign tax laws, as well as other restrictions. Questions are raised and pitfalls are anticipated with awareness as the goal rather than a definite answer to every question. The author concludes by discussing treaties and how their use can work to the substantial benefit of the foreign investor.

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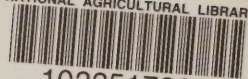
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